197B

California Regional Water Quality Control Board

Los Angeles Region

320 W. 4th Street, Suite 200, Los Angeles, California 90013
Phone (213) 576-6600 FAX (213) 576-6640
Internet Address http://www.swrcb.ca.gov/~rwqcb4

July 19, 1999

Mr. James A. Adams
Catellus Development
201 Mission St., 2nd Floor
San Francisco, CA 94105

UNDERGROUND TANK CASE CLOSURE
FORMER CHRYSLER NU-CAR PREP FACILITY – LASALLE PROPERTY
12310 SLAUSON AVENUE, SANTA FE SPRINGS (SLIC NO. 197B)

THIS PAGE

Dear Mr. Adams:

This letter confirms the completion of the site investigation and remedial action for the underground storage tank(s) formerly located at the above-described location. Thank you for your cooperation throughout this investigation. Your willingness and promptness in responding to our inquiries concerning the underground storage tanks is greatly appreciated.

Based on the available information and with the provision that the information provided to this agency was accurate and representative of site conditions, no further action related to the underground storage tank release is required. This notice is issued pursuant to a regulation contained in Section 2721(e) of Title 23 of the California Code of Regulations.

Because the groundwater is impacted with chlorinated volatile organic compound, we recommend that you retain all or some of the existing groundwater monitoring wells for future monitoring purposes. However, if you choose to abandon the existing groundwater monitoring wells or vapor extraction wells at the subject property, you must comply with the following:

1. All wells to be abandoned must be properly located.
2. Well abandonment permits must be obtained from Los Angeles County Department of Health Services (LACDHS). Water Well Permits, and all other necessary permits must be obtained from the appropriate agencies prior to the start of work. Any wells not abandoned must be maintained in accordance with LACDHS requirements.
3. You must submit a report on the abandonment of the wells to this office by August 19, 1999. This report must include, at a minimum, a site map, a description of the well abandonment process, and copies of all signed permits. For wells not abandoned, please provide the rationale for keeping the wells in place.

Please contact Ms. Jenny M. Au at (213) 576-6734 if you have any questions regarding this matter.

Sincerely,

DENNIS A. DICKERSON
Executive Officer

JAMES D. KUYKENDALL
Assistant Executive Officer

cc: Mr. Steve Chase, Santa Fe Springs Fire Dept.
Ms. Debbie Stott, Dames & Moore

DAMES & MOORE
A DAMES & MOORE GROUP COMPANY

911 Wilshire Boulevard, Suite 700
Los Angeles, California 90017
213 996 2200 Tel
213 996 2458 Fax

June 29, 1999

Ms. Jenny Au
California Regional Water Quality Control Board
Los Angeles Region
101 Centre Plaza Drive
Monterey Park, CA 91754

Re: Chrysler Nu-Car Prep Facility
LaSalle Property
12310 East Slauson Avenue
Santa Fe Springs, California
SLIC No. 197D

Dear Ms. Au:

On behalf of Catellus Development Corporation Dames & Moore has prepared this letter regarding the removal of underground storage tanks from the former Chrysler Nu Car Prep facility. This portion of the former 40 acre Chrysler property was redeveloped with a large tilt-up style warehouse in the early 1990's.

Two 6,000 gallon USTs operated by Chrysler were removed from the LaSalle parcel in 1988 by Petroleum Industry Consultants (PIC) (Dames & Moore, January 10, 1992). PIC reported that no visual or olfactory evidence of soil contamination was observed. PIC collected two soil samples from two feet beneath the base of each UST and analyzed each sample for total petroleum hydrocarbons (TPH) by EPA Method 8015 gas. Laboratory results did not indicate the presence of TPH at elevated levels in the samples. No further investigation or remedial activities took place.

It is Dames & Moore's opinion that based on this limited information, the length of time that has passed in which natural attenuation can take place, and the groundwater monitoring that has occurred recently and in the past indicating no fuel constituents in groundwater, no further action related to these former USTs is required.

Thank you for your time and assistance.

Yours truly,
Dames & Moore

Debbie Stott
Senior Geologist

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State of California Environmental Protection Agency

UNDERGROUND STORAGE TANK CASE REVIEW FORM

Los Angeles Regional Water Quality Control Board

Date: 7/13/1999	LUSTIS file no.:	Case reviewer: Jenny Au	
Site Name/Address: **Chrysler Nu-Car – La Salle Prop.** **12310 Slauson Avenue** **Santa Fe Springs, CA 90670**	Responsible parties: Catellus Development Mr. James A. Adams	Address: 201 Mission St., 2nd Floor San Francisco, CA 94105	Phone no.: (415) 974-4507

I. CASE INFORMATION (N/A = Not Applicable)

Tank No.	Size in Gallons	Contents	Closed in-place/Removed?	Date
1	6,000	Gasoline	removed	3/16/88
2	6,000	Gasoline	removed	3/16/88

II. SITE CHARACTERIZATION INFORMATION (GW=groundwater, -- =Not Reported)

GW Basin: Central	Beneficial uses: MUN, IND, PROC, AGR	Depth to drinking water aquifer: 200 ft Page 135	
Distance to nearest municipal supply well: ~ 3.4 mile Staff reviewed the Productol SLIC file and identified a City of Santa Fe Springs active drinking water well (Well #1) w/in ¾ mile of the site. The total depth of the well is 900 feet with screening intervals of 200 to 288 and 300 to 900 feet BGS.		Distance between known shallow GW contamination and aquifer: ~ 168ft	
GW highest depth: 33	GW lowest depth: 37	Well screen interval: 30 to 50 ft BGS	Flow direction: south/south west
Soil types: clayey silt		Maximum soil depth sampled: 29 ft	

III. MAXIMUM DOCUMENTED CONTAMINANT CONCENTRATIONS – Initial and Latest (ND=Non-detect; NRQ=Not required)

Contaminant	Soil (mg/kg)		Water (µg/L)		Contaminant	Soil (mg/kg)		Water (µg/L)	
	Initial 1988	Latest 1991	Initial 4/91	Latest 10/91		Initial	Latest 1991	Initial 1991	Latest 1999
T[illegible]	<1.0	< 0.2	140	<50	Ethylbenzene		<0.005	<0.5	<0.5
TP[illegible])			1,000	<50	Xylenes		<0.005	<0.5	<0.5
Be[illegible]		<0.005	<0.5	<0.5	MTBE		N/A	N/A	<1.0
Toluene		<0.005	5.8	<0.5	Others (see VIII)				

IV. SOIL REMEDIATION

Method: excavation	Duration of remediation: N/A

V. GROUNDWATER REMEDIATION

Method:N/A	Duration of remediation: N/A

VI. FREE PRODUCT:

Was free product encountered? No	Has free product been totally recovered? N/A
When was free product recovery project completed? N/A	

VII. RECOMMENDED ACTION:

Soil Closure only: No	Case Closure: Yes	Solvent Case? Yes
Additional Action Required (i.e.: additional site assessment, remediation, monitoring): None		

VIII. COMMENTS AND JUSTIFICATION FOR RECOMMENDED ACTION:

The Site is located at 12310 East Slauson Avenue in the City of Santa Fe Springs. The Site is a ten-acre parcel that was part of the forty-acre Chrysler Nu-car preparation facility. The historical uses for the Site include agricultural purposes prior to the early 1960s, and automobile storage and new car preparation between 1965 to 1988. In 1988, Chrysler discontinued operations at the Site and Catellus developed the Site into a warehouse. The Site is currently a paper distribution facility. Currently, there are no active USTs at this Site.

The areas of concern (AOCs) included two 6,000 gallon gasoline USTs, four hydraulic hoists, two service pits, and two clarifiers. The USTs, hydraulic hoists, service pits, and clarifiers were removed in 1988 during site demolition activities. Soil sampling data collected below the excavations indicated low levels of TPH. In May and December 1991, Dames & Moore performed two soil investigations by installing ten borings (B1 through B6 and A1 and A4) in the locations of the former source areas or AOCs. Soil sampling data collected from thse ten borings were analyzed for TPH, VOCs, metals, and SVOCs. Analytical data indicated non-detectable results for TPH and SVOCs, and low levels of lead and PCE, up to 8 mg/kg and 0.009 mg/kg, respectively.

Gw samples collected from seven on-site wells in Apnl 1991indicated TPH, VOCs, and metals. The highest TPHg and TPHd concentrations detected were 140µg/L and 1,000 µg/L, respectively. PCE, TCE, 1,2DCA and chromium were detected at concentrations above the MCLs, up to 280 µg/L, 22 µg/L, 1.6µg/L, and 300 µg L, respectively. The highest PCE and TCE concentrations were detected in MW-2, which was a cross-gradient well from the AOCs based on groundwater elevation measurements. The highest chromium concentration detected was detected in GW-6 which was an upgradient well.

In October 1991, Dames & Moore installed two additional wells (MW-7 & MW-8) on-site. GW sampling data collected in October 1991 indicated < 50µg/L for TPH, up to 540 µg/L of PCE, 41 µg/L of TCE, 54 µg/L of 1,2 DCE, and 64 µg/L of chromium. Elevated levels of PCE, TCE, and 1,2 DCE were detected in MW-2, which is located cross gradient from the former AOCs. The highest chromium detected was from MW-7, which is located upgradient of the former AOCs.

Staff has determined that the source for VOCs and metals detected in on-site wells are likely from off-site, based upon results of soil samples collected in the former AOCs and groundwater data collected from on-site wells. It is likely that the source of groundwater contamination detected in MW-2 is a former clarifier located on the Central Parcel, which is not part of this Site. **Hence, staff recommended and issued an NFA letter for the hydraulic hoists, service pits, and clarifiers at the Site.**

In Apnl 1999, Dames & Moore used geoprobe to collect two groundwater samples at the Site. Previous groundwater elevation data indicated that the direction of groundwater flow at the site was southwest. Current groundwater elevation data indicate the same flow direction. Therefore, GB-1 was located down gradient of the two former 6,000-gallon gasoline USTs and GB-2 was located upgradient of the former AOCs. The purpose of this sampling event was to verify the presence/absence of MTBE in the groundwater at the site. Groundwater sampling data from GB-1 and GB-2 indicated < 1.0 µg/L of MTBE.

AB 681 information submitted indicates that the property owner is Catellus Development, also the responsible party. This Site is reviewed and evaluated using a Level 3 review.

Due to non-detectable hydrocarbon concentrations and the distance from the perched groundwater to the water bearing aquifer, the site, as it is poses no immediate threat to groundwater quality. Staff recommends that an NFA letter be issued for the site related to the USTs.

(Oct. 1996)

YR 7-15-99

1975

DAMES & MOORE

A DAMES & MOORE GROUP COMPANY

911 Wilshire Boulevard, Suite 700
Los Angeles, California 90017
213 996 2200 Tel
213 996 2458 Fax

May 14, 1999

Ms. Jenny M. Au
California Regional Water Quality Control Board
Los Angeles Region
320 West 4th Street, Suite 200
Los Angeles, California 90013

Re: 12310 Slauson Avenue
Santa Fe Springs, CA
Groundwater Sampling for MTBE
Dames & Moore Job No. 14858-179-042

Dear Ms. Au:

Dames & Moore is pleased to present this letter summarizing the Groundwater Sampling performed at the property located on 12310 Slauson Avenue, Santa Fe Springs, California. The subject property is identified as the La Salle property. The scope of the services performed was based on potential environmental concerns associated with the former presence of underground fuel storage tanks, and was performed in accordance with a request from the Regional Water Quality Control Board (RWQCB).

The purpose of this investigation was to evaluate for the presence of methyl-tert butyl ether (MTBE) in groundwater beneath the subject property. On April 28, 1999, Dames & Moore personnel performed the Groundwater Sampling at the site. Groundwater sampling was accomplished using a truck-mounted, hydraulic, direct push rig. Dames & Moore personnel were present to sample the groundwater. Dames & Moore performed the following tasks:

- Advanced one boring (GB-1) to a depth of 33 feet below ground surface (bgs) between monitoring wells MW-2 and MW-3. These monitoring wells are located in an downgradient position, on the western corner of the subject property.

- Advanced one boring (GB-2) to a depth of 35 feet below ground surface (bgs) adjacent to monitoring well MW-7. The monitoring well is located in an upgradient position, on the northeastern corner of the subject property.

A groundwater sample was collected using gravity-driven suction and new plastic tubing. Groundwater was encountered at approximately 33 feet bgs in GB-1 and 35 feet bgs in GB-2. One

groundwater sample was collected from each boring. A split sample from GB-1 was given to Ms. Jenny Au, who was onsite during the sampling activites. Upon completion, the borings were filled with bentonite and the surface was patched with asphalt to match the existing surfacing material. The water samples were preserved on ice (in a cooler) and sent via courier to Centrum Analytical Laboratories in Redlands, California.

MTBE was not detected above the laboratory detection limit in the two groundwater samples. Other VOCs were detected in both groundwater samples.

Compounds (μg/L)	GB-1	GB-2
Chloroform	0.7	ND
1,1,-Dichloroethene	16	ND
cis-1,2-Dichloroethene	2.0	ND
Tetrachloroethene (TCE)	57	ND
Toluene	0.6	0.6
Trichloroethene (PCE)	97	ND
Trichlorofluoromethane	30	ND
Trichlorotrifluoroethane	68	ND

We trust this letter provides you with the information you require at this time. Should you have any questions regarding the information presented in this letter, or need further assistance, please contact us.

Sincerely,

DAMES & MOORE

Rebecca L. Charlton
Geologist

Debra B. Stott, R.G.
Senior Geologist

Copy to: Mr. James Adams, Catellus Development Corporation, 201 Mission Street, San Francisco, California 94105

Attachment: Laboratory Results

S:\charlton\reports\lasalle.rpt

Centrum Analytical Laboratories, Inc.

CERTIFIED HAZARDOUS WASTE TESTING LABORATORY • CHEMICAL AND BIOLOGICAL ANALYSES

Client: Dames and Moore
911 Wilshire Blvd., Ste. 700
Los Angeles, CA 90017

Date Sampled: 04/28/99
Date Received: 04/28/99
Job Number: 14823

Project: La Salle Property

CASE NARRATIVE

The following information applies to samples which were received on 04/28/99 :

The samples were received at the laboratory chilled and sample containers were intact.

Unless otherwise noted below, the Quality Control acceptance criteria were met for all samples for every analysis requested.

Report approved by:

Robert R. Clark, Ph.D.
Laboratory Director

ELAP # 1184

DL Detection Limit -- The lowest level at which the compound can reliably be detected under normal laboratory conditions.
ND Not Detected -- The compound was analyzed for but was not found to be present at or above the detection limit.
NA Not Analyzed -- Per client request, this analyte was not on the list of compounds to be analyzed for.

290 TENNESSEE STREET • REDLANDS, CA 92373 • (909) 798-9336 • FAX (909) 793-1559 • (800) 798-9336

Centrum
(800) 798-9336

EPA 8260 - Volatile Organics

Client: Dames and Moore
Project: La Salle Property
Job No.: 14823
Matrix: Water
Analyst: JMR

Date Sampled: 04/28/99
Date Received: 04/28/99
Date Analyzed: 05/02/99
Batch Number: 8260W1667

	Sample ID:	Blank	GB-1	GB-2
Compounds	DL	µg/L	µg/L	µg/L
Acetone	50	ND	ND	ND
Benzene	0.5	ND	ND	ND
Bromobenzene	1.0	ND	ND	ND
Bromochloromethane	1.0	ND	ND	ND
Bromodichloromethane	0.5	ND	ND	ND
Bromoform	0.5	ND	ND	ND
Bromomethane	0.5	ND	ND	ND
2-Butanone (MEK)	10	ND	ND	ND
n-Butylbenzene	0.5	ND	ND	ND
sec-Butylbenzene	0.5	ND	ND	ND
tert-Butylbenzene	0.5	ND	ND	ND
Carbon disulfide	10	ND	ND	ND
Carbon tetrachloride	0.5	ND	ND	ND
Chlorobenzene	0.5	ND	ND	ND
Chloroethane	0.5	ND	ND	ND
Chloroform	0.5	ND	0.7	ND
Chloromethane	0.5	ND	ND	ND
2-Chlorotoluene	0.5	ND	ND	ND
4-Chlorotoluene	0.5	ND	ND	ND
Dibromochloromethane	0.5	ND	ND	ND
1,2-Dibromoethane	0.5	ND	ND	ND
1,2-Dibromo-3-chloropropane	10	ND	ND	ND
Dibromomethane	0.5	ND	ND	ND
1,2-Dichlorobenzene	0.5	ND	ND	ND
1,3-Dichlorobenzene	0.5	ND	ND	ND
1,4-Dichlorobenzene	0.5	ND	ND	ND
Dichlorodifluoromethane	0.5	ND	ND	ND
1,1-Dichloroethane	0.5	ND	ND	ND
1,2-Dichloroethane	0.5	ND	ND	ND
1,1-Dichloroethene	0.5	ND	16	ND
cis-1,2-Dichloroethene	0.5	ND	2.0	ND
trans-1,2-Dichloroethene	0.5	ND	ND	ND
1,2-Dichloropropane	0.5	ND	ND	ND
1,3-Dichloropropane	0.5	ND	ND	ND
2,2-Dichloropropane	0.5	ND	ND	ND
1,1-Dichloropropene	0.5	ND	ND	ND
cis-1,3-Dichloropropene	0.5	ND	ND	ND
trans-1,3-Dichloropropene	0.5	ND	ND	ND

Centrum
(800) 798-9336

EPA 8260 - Volatile Organics

Client:	Dames and Moore	Date Sampled:	04/28/99
Project:	La Salle Property	Date Received:	04/28/99
Job No.:	14823	Date Analyzed:	05/02/99
Matrix:	Water	Batch Number:	8260W1667
Analyst:	JMR		

	Sample ID:	Blank	GB-1	GB-2
Compounds	DL	µg/L	µg/L	µg/L
Ethylbenzene	0.5	ND	ND	ND
Hexachlorobutadiene	0.5	ND	ND	ND
2-Hexanone	10	ND	ND	ND
Isopropylbenzene	0.5	ND	ND	ND
p-Isopropyltoluene	0.5	ND	ND	ND
Methylene chloride	10	ND	ND	ND
4-Methyl-2-pentanone	5.0	ND	ND	ND
Methyl-tert-butyl ether (MtBE)	1.0	ND	ND	ND
Napthalene	0.5	ND	ND	ND
n-Propylbenzene	0.5	ND	ND	ND
Styrene	0.5	ND	ND	ND
1,1,1,2-Tetrachloroethane	0.5	ND	ND	ND
1,1,2,2-Tetrachloroethane	1.0	ND	ND	ND
Tetrachloroethene	0.5	ND	57	ND
Toluene	0.5	ND	0.6	0.6
1,2,3-Trichlorobenzene	0.5	ND	ND	ND
1,2,4-Trichlorobenzene	0.5	ND	ND	ND
1,1,1-Trichloroethane	0.5	ND	ND	ND
1,1,2-Trichloroethane	0.5	ND	ND	ND
Trichloroethene	0.5	ND	97	ND
1,2,3-Trichloropropane	0.5	ND	ND	ND
Trichlorofluoromethane	0.5	ND	30	ND
Trichlorotrifluoroethane	5.0	ND	68	ND
1,2,4-Trimethylbenzene	0.5	ND	ND	ND
1,3,5-Trimethylbenzene	0.5	ND	ND	ND
Vinyl chloride	0.5	ND	ND	ND
Xylenes (total)	1.5	ND	ND	ND

Surrogates (% recovery) Limits: 80 - 130

Sample ID:	Blank	GB-1	GB-2
Dibromofluoromethane	103	107	105
Toluene-d8	96	98	101
Bromofluorobenzene	106	102	108

Centrum
(800) 798-9336

QC Sample Report - EPA Method 8260

Matrix: Water
Batch #: 8260W1667

Batch Accuracy Results

Sample ID: Laboratory Control Sample

Analyte	Spike Concentration µg/L	% Recovery LCS	Acceptance Limits % Recovery	Pass/Fail
1,1-Dichloroethene	20.0	86	59 - 172	Pass
Benzene	20.0	96	66 - 142	Pass
Trichloroethene	20.0	94	71 - 137	Pass
Toluene	20.0	96	59 - 139	Pass
Chlorobenzene	20.0	104	60 - 133	Pass

Analytical Notes:

Batch Precision Results

MS/MSD Sample ID: Laboratory Control Sample

Analyte	Spike Sample Recovery µg/L	Spike Duplicate Recovery µg/L	Relative Percent Difference (RPD)	Upper Control Limit RPD	Pass/Fail
1,1-Dichloroethene	17.3	18.4	6%	22%	Pass
Benzene	19.1	20.0	4%	21%	Pass
Trichloroethene	18.7	20.8	11%	24%	Pass
Toluene	19.3	19.5	1%	21%	Pass
Chlorobenzene	20.7	20.3	2%	21%	Pass

MS: Matrix Spike Sample
MSD: Matrix Spike Duplicate

Analytical Notes:

California Regional Water Quality Control Board

Los Angeles Region

Winston H. Hickox
Secretary for Environmental Protection

320 W. 4th Street, Suite 200, Los Angeles, California 90013
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Gray Davis
Governor

1978

March 23, 1999

Mr. James A. Adams
Catellus Development Corp.
201 Mission Street, 2nd Floor
San Francisco, CA 94105

CHRYSLER NU-CAR PREP FACILITY – LA SALLE PROPERTY - 12310 EAST SLAUSON AVENUE, SANTA FE SPRINGS (SLIC NO. 197B)

Dear Mr. Adams:

We have reviewed the following site assessment reports submitted for the above-mentioned site:

- Dames & Moore Phase II Environmental Assessment, dated 5/10/91.
- Dames & Moore Phase II Environmental Assessment Addendum, dated 12/13/91.
- Petroleum Industry Consultants Tank Removal Report, dated 3/31/88.
- McLaren Hart Executive Summary, dated 4/27/90.

The La Salle Property (Site) is a ten-acre parcel that was a part of the forty-acre Chrysler Neu-car Preparation facility. The historical uses for the Site include agricultural purposes prior to the early 1960s, and automobile storage and new car preparation between 1965 to 1988. In 1988, Chrysler discontinued operations at the Site. The Site is currently being used as a paper distribution facility.

From the early 1970s to 1988, two main buildings (Buildings 1 and 2) occupied the southern portion of the Site. Building 1 contained the Emission Control Testing System (Cold Start Area) and included three hydraulic service hoists and two concrete-lined service pits, and a 1,000-gallon underground concrete clarifier. Building 2 also contained the Emission Control Testing System (Hot Start Area) and included a hydraulic hoist, two 6,000-gallon gasoline underground storage tanks (USTs), and a 500-gallon underground concrete clarifier.

Two USTs, four hydraulic hoists, two service pits, and two clarifiers were removed from the Site in 1988. Soil sampling data collected below the excavations indicate low levels of petroleum hydrocarbons (TPH). In May and December 1991, Dames & Moore performed two soil and investigations by installing ten borings (B1 through B6 and A1 through A4) in the locations of the former source areas. Soil sampling data collected from these ten borings were analyzed for TPH, volatile organic compounds (VOCs), metals, and semi-volatile organic compounds (SVOCs). Analytical data indicate non-detectable results for TPH and SVOCs, and low levels of lead and tetrachloroethene, up to 8 mg/kg and 6 µg/kg, respectively.

Based upon the above data, we require no further action relating to the former four hydraulic hoists, two service pits, and two clarifiers, located at this site. The two USTs will be addressed in a separate closure letter.

If you have any questions, please contact Ms. Jenny M. Au at (213) 576-6734.

Sincerely,

James D. Kuykendall
Assistant Executive Officer

Cc: Ms. Debra Stott, Dames & Moore